

**ASSEMBLY BILL**

**No. 1167**

**Introduced by Assembly Member Leno**

February 21, 2003

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An act to amend Section 50675.2 of the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 1167, as introduced, Leno. Multifamily Housing Program.

Existing law establishes the Multifamily Housing Program to provide loans for rental housing projects, and defines various terms for the purposes of the program.

This bill would make nonsubstantive technical changes in those definitions.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1     SECTION 1. Section 50675.2 of the Health and Safety Code  
2     is amended to read:  
3     50675.2. The definitions ~~of~~ *in* this section ~~shall~~ apply to all  
4     activities conducted pursuant to this chapter. Except as otherwise  
5     provided in this chapter, or unless the context requires otherwise,  
6     the definitions contained in Chapter 2 (commencing with Section  
7     50050) of Part 1 ~~shall~~ also apply to this chapter.  
8     (a) “Affordable rent” shall be established by the department to  
9     be consistent with the rent limitations imposed by the Low Income  
10    Housing Tax Credit Program, as administered by the California

1 Tax Credit Allocation Committee *pursuant to Chapter 3.6*  
2 *(commencing with Section 50199.4) of Part 1.*

3 (b) “Assisted unit” means a unit that is affordable to a lower  
4 income household as a result of a loan provided pursuant to this  
5 chapter. In order to ensure consistency with the Low Income  
6 Housing Tax Credit Program, occupancy of assisted units shall be  
7 limited to households whose income does not exceed the limits  
8 specified by the California Tax Credit Allocation Committee.

9 (c) “Maintain affordable rent levels” means rents may be  
10 increased by the sponsor on an annual basis in the amount that  
11 would be allowed if the project was subject to the requirements of  
12 the Low Income Housing Tax Credit Program established  
13 pursuant to Section 42 of the federal Internal Revenue Code.

14 (d) “Rental housing development” means a structure or set of  
15 structures with common financing, ownership, and management,  
16 and ~~which~~ *that* collectively contain five or more dwelling units,  
17 including efficiency units. No more than one of the dwelling units  
18 may be occupied as a primary residence by a person *who* or  
19 household ~~who~~ *that* is the owner of the structure or structures.

20 (e) “Rehabilitation,” in addition to the meaning set forth in  
21 Section 50096, includes improvements and repairs made to a  
22 residential structure acquired for the purpose of preserving its  
23 affordability.

24 (f) “Rent-up costs” means costs incurred while a unit is on the  
25 housing market but not rented to its first tenant.

26 (g) “Sponsor” has the same meaning as defined in subdivision  
27 (c) of Section 50669, and also includes a limited partnership in  
28 which the sponsor or an affiliate of the sponsor is a general partner.

29 (h) “Transitional housing” and “transitional housing  
30 development” means buildings configured as rental housing  
31 developments, but operated under program requirements that call  
32 for the termination of assistance and recirculation of the assisted  
33 unit to another eligible program recipient at some predetermined  
34 future point in time, which shall be no less than six months.

